

Estimated Closing Statement Prepared by Cisterra
Estimated Close Date: January 3, 2017

	<u>101 ASH</u>
Gross Financing Proceeds	91,793,022.12
1st Month Rent	534,726.50
Less: Interest (01/03/17-01/10/17)	(63,207.13)
Net Financing Proceeds at Closing	<u>92,264,541.49</u>
<u>Purchase</u>	
Purchase Property	(72,440,000.00)
Tenant Improvement Allowance	(5,000,000.00)
Credit - Deposits	700,000.00
Subtotal Purchase	<u>(76,740,000.00)</u>
<u>Loan Closing Costs</u>	
Special Risk Insurance Premium	(1,105,840.76)
Appraisal Fee	(7,500.00)
CGA Legal fees	(92,500.00)
Richards Watson Opinion	(14,000.00)
Title/Survey	(9,000.00)
Transfer/Title Insurance	(28,317.00)
Appropriation/Enforceability Opinion	0.00
Environmental Report/Phase I	0.00
PML Report	(7,200.00)
Environmental Consultant/Review	(1,170.00)
Trustee Set-Up Fee	(6,000.00)
NAIC Filing Fee	(2,300.00)
CUSIP Filing Fee	(2,400.00)
Transaction Consultant	(4,410,000.00)
Eastdil Secured	(87,500.00)
Cisterra Staff Bonuses	(100,000.00)
CGA Loan Fee	(803,188.94)
Property Taxes	0.00
Security Deposit Refund	0.00
Title & Escrow Fees (Loan Closing)	0.00
Title & Escrow Fees (Purchase)	0.00
Contingency	0.00
Subtotal Loan Closing Costs	<u>(6,676,916.70)</u>
<u>Pre-Acquisition Costs</u>	
ALTA Survey	(2,880.00)
Property Condition Assessment	(2,200.00)
Phase I	(3,500.00)
Planning @ Zoning Report	(1,495.00)
Appraisal	(14,500.00)
Indemnitor Fee	0.00
Legal Fees	(130,000.00)
Accounting Fees	(10,000.00)
Filing Fees/Cert of Status/Litigation Search	(10,000.00)
Reprographics & Courier Services	(300.00)
Subtotal Pre-Acquisition Costs	<u>(174,875.00)</u>
<u>Post-Closing Entity Costs (3 Entities)</u>	
Independent Manager Fee -	(80,000.00)
Annual Tax Return Prep & Filing (Initial Year)	(18,500.00)
Annual Tax Return Prep & Filing (Year 2-20)	(99,750.00)
CA Annual LLC Fee	(48,000.00)
Extra Entity Holdback	(200,000.00)
CA Statement of Information Fee	(600.00)
CA Gross Receipt Fee	0.00
Delaware Annual LLC Tax	(18,900.00)
Delaware LLC Cancellation Fees	(1,500.00)
Entity Representation Fees	(25,500.00)
Business Tax	(2,040.00)
Administration Fee	0.00
Contingency	(9,659.79)
Subtotal Entity Costs	<u>(504,449.79)</u>
Net Proceeds	8,168,300.00
Interest Earned on \$700k & Return of Deposit	(715,800.00)
Distributable Proceeds	7,452,500.00